



GAIL FARBER, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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January 26, 2015

IN REPLY PLEASE

REFER TO FILE: T-5
A4165

TO: Each Supervisor

FROM: Gail Farber *Gail Farber*
Director of Public Works

BOARD MOTION OF SEPTEMBER 30, 2014, AGENDA ITEM 61 LANDSCAPE MAINTENANCE DISTRICTS

On September 30, 2014, Agenda Item 61, the Board approved the transfer of the operation of the Landscape Maintenance Districts (LMD) from the Department of Parks and Recreation to the Department of Public Works and directed Public Works to report back in 120 days with the following:

1. An assessment of the financial viability of each LMD zone.
2. A community outreach plan to share the findings of each District's viability.
3. A plan for sharing options with the property owners for maintaining LMD services.

We have completed an assessment of the financial viability of each LMD zone and community outreach plan. A summary of the assessment is shown in Attachment A.

Financial Viability of Each LMD Zone

As shown in Attachment A, a total of 48 LMD zones were transferred to Public Works. Seventeen LMD zones are in the process or have been transferred to its respective City/Homeowners Association or dissolved. The following are the results of the assessments on the remaining 31 LMD zones.

A total of 15 of the remaining 31 LMD zones are not in a financially sustainable condition. A further evaluation is needed involving comprehensive field condition assessments to determine the infrastructure rehabilitation or replacement needs and detailed cost analysis to determine the required funding to achieve financial viability.

For the two zones that are projected to have a fund balance deficit in the next two fiscal years ending Fiscal Year (FY) 2016-17, the condition assessment of each zone will begin immediately and the community outreach will begin early in FY 2015-16.

For the 13 LMD zones that are projected to have a fund balance deficit between FY 2017-18 and 2023-24, a condition assessment will be conducted for each LMD zone at least 2 years prior to the projected deficit. This will ensure appropriate community involvement in the process.

For those LMD zones that are in good financial status and require no action at this time, the financial viability of each zone will be reviewed on an annual basis through the annual Engineer's Report.

Community Outreach Plan

To enhance management of the LMDs, we intend to reach out to the community within each LMD to involve them in the decision-making process regarding their options through community meetings and public outreach. When a funding shortfall is projected for an LMD, we will hold community meetings at least 2 years prior to share the following information:

1. The condition assessment and the detailed financial assessment of the LMD.
2. The projected increase in the existing assessment necessary to maintain the existing level of maintenance services.
3. The reduced level of maintenance services necessary to keep the existing assessment unchanged.
4. Some level of service reduction with some increase in the existing assessment to meet the desires of the majority of the community.
5. The option to dissolve the LMD zone allowing the property owners to collaborate and maintain the landscaping at their desired level of service using maintenance services they acquire directly from the private sector.

Plan to Share Options with Property Owners for Maintaining LMD Services

In addition to sharing options with property owners for maintaining LMD services as outlined above, we also will be expanding the existing LMD website to provide the public with general information for each LMD zone, including LMD zone maps, description of the maintenance services provided, adopted annual Engineer's Report, frequently asked questions, notices of community meetings, and staff contact information for inquiries. We will have the LMD website updated by June 30, 2015, to include this information.

Each Supervisor
January 26, 2015
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If you have any questions, please contact me or your staff may contact Dean R. Lehman, Assistant Deputy Director, at (626) 300-4700.

JG:sm

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Attach.

cc: Chief Executive Office (Rita Robinson)
County Counsel
Executive Office

bc: Budget/Fund Management (Tagle)
Road Maintenance (Caddick)

DEPARTMENT OF PUBLIC WORKS
LANDSCAPE MAINTENANCE DISTRICTS

	ZONE NAME	ZONE NO.	SUP DISTRICT	TRANSFERRED TO CITY/HOA OR DISSOLVED	FUND DEFICIT FY 2016-17 2 YEARS	FUND DEFICIT FY 2023-24 3+ YEARS	FUND IN GOOD STANDING
1	VALENCIA AREA WIDE	1	5				X
2	ANNEX A COPPERHILL ROAD	1A	5				X
3	ANNEX B PLUM WHITES CANYON	1B	5				X
4	SAGEWOOD VALENCIA	19	5				X
5	EL DORADO VILLAGE	20	5	Santa Clarita			
6	SUNSET POINTE	21	5			X	
7	STEVENSON RANCH	25	5			X	
8	EMERALD CREST	26	5				X
9	VISTA GRANDE	28	1		X		
10	LOST HILLS	32	3	Calabasas ¹			
11	CANYON PARK	33	5	Santa Clarita			
12	HACIENDA	34	4				X
13	MONTEBELLO	35	1			X	
14	MOUNTAIN VALLEY	36	5			X	
15	CASTAIC HILLCREST	37	5			X	
16	SLOAN CANYON	38	5				X
17	CASTAIC SHADOW LAKE	40	5			X	
18	ROWLAND HEIGHTS	43	4	Dissolve ²			
19	BOUQUET CANYON	44	5	Santa Clarita			
20	LAKE LOS ANGELES (PARK ZONE)	45	5				X
21	SHADOW HILLS	48	5	Santa Clarita			
22	VALENCIA HIGH SCHOOL	51	5	Santa Clarita			
23	CASTAIC NORTH BLUFF	55	5			X	
24	VALENCIA COMMERCE CTR AREA WIDE	56	5		X		
25	VALENCIA COMMERCE CENTER	57	5	Santa Clarita			
26	RANCHO EL DORADO	58	4			X	
27	HASLEY HILLS	59	5	Santa Clarita			
28	CANYON HEIGHTS	62	5	Santa Clarita			
29	THE ENCLAVE	63	5			X	
30	DOUBLE C	64	5			X	
31	FAIR OAKS RANCH	65	5	Santa Clarita			
32	FAIR OAKS RANCH PHASES 2-3	65A	5	Santa Clarita			
33	FAIR OAKS PARK	65B	5	Santa Clarita			
34	VALENCIA MARKET PLACE	66	5				X
35	MIRAMONTES	67	5	Santa Clarita			
36	WEST CRK COPPERHILL VILLAGE	68	5			X	
37	WEST CREEK CANYON ESTATE	69	5				X
38	SOMERSET CASTAIC (LAKEVIEW)	70	5			X	
39	HASKEL CANYON RANCH	71	5	Santa Clarita			
40	COPPERHILL 22	72	5	Santa Clarita			
41	WESTRIDGE	73	5				X
42	TESORO DEL VALLE	74	5	HOA			
43	CO VALENCIA WESTRIDGE AREA WIDE	75	5				X
44	TESORO ADOBE PARK (PARK ZONE)	76	5				X
45	WEST CREEK PARK (PARK ZONE)	77	5				X
46	THE OLD ROAD AREA WIDE	78	5			X	
47	THE OLD ROAD LOCAL	79	5				X
48	ENTRADA	80	5				X

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¹ Lost Hills (Zone 32) will be transferred to the City of Calabasas as part of annexation

² Rowland Heights (Zone 43) is in the process of dissolution

AGN. NO. _____

MOTION BY SUPERVISOR MICHAEL D. ANTONOVICH

SEPTEMBER 30, 2014

AMENDMENT TO ITEM #61 - LANDSCAPE AND MAINTENANCE DISTRICTS

The Los Angeles County Department of Public Works (Public Works) will be assuming operation of the three existing Landscape and Maintenance Districts (LMD's) effective October 1, 2014, from the Los Angeles County Department of Parks and Recreation (Parks). The operation of LMD's was a small unit within Parks that was difficult to administer because it was not in alignment with the mission and operations of the department.

Public Works operates many special districts similar to these LMD's and has extensive experience in the management, operation and special needs of these Districts. Consequently, operation of the LMD's can be more efficiently performed by Public Works since this will only be a small addition to their Lighting District operations, which are governed by the same Streets and Highways code Sections provided for the provision cited as the "Landscape and Lighting Act of 1972."

--MORE--

MOTION

MOLINA _____

RIDLEY-THOMAS _____

YAROSLAVSKY _____

ANTONOVICH _____

KNABE _____

The potential to increase efficiency and reduce the overall property tax burden would be a tremendous value added for tax payers. With that in mind, this Board should be given periodic updates on the progress of Public Works' absorption of the additional Landscape and Maintenance Districts within the structure of Public Works. Additionally, when each district is reassessed, residents should be given the opportunity to weigh-in on whether they want the County to continue performing these services or be given the option to dissolve the zone.

I, THEREFORE, MOVE that the Board of Supervisors direct the Director of the Department of Public Works to report back to the Board in 120 days:

- 1) On an assessment of the financial viability of each Landscape and Maintenance District
- 2) A community outreach plan to share the findings of each district's viability
- 3) A plan for sharing options with the property owners for maintaining LMD services.

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